

**CITY OF RAMSEY LAND USE APPLICATION**  
**TECHNICAL REVIEW FILE**

<b>DATE</b>	DECEMBER 3, 2018	<b>PROJECT ADDRESS</b>	7900 RIVERDALE DRIVE NW
<b>PROJECT. TITLE</b>	PLEASURELAND RV		
<b>ESCROW #</b>			
<b>DEPARTMENT:</b>	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
<b>TECHNICAL REVIEWER:</b>	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: <a href="mailto:canderson@cityoframsey.com">canderson@cityoframsey.com</a>		

We offer the following comments regarding the plans prepared by Bogart, Pederson & Associates, Inc., dated October 1, 2018:

**Sheet 2:**

- Update legend to reference existing maintenance free vinyl fence along southern boundary of Lots 3-6.

**Sheet 3:**

- At least ten (10) additional trees and thirty-five (35) shrubs are required based on the linear footage of the expansion.
- The existing white, maintenance-free vinyl fence should be extended to the western boundary to assist with providing buffering/screening of the expansion to the existing residential parcel to the south.
- There is an existing pattern of landscaping along both the northern and southern lot lines that, for aesthetic and consistency purposes, as well as to meet minimum standards, should be continued to the western boundary.
- Evergreen trees shall be utilized along the southern lot line to aid with screening/buffering from the adjacent, existing residential property (similar to the existing landscape to the east).
- Landscaping should be shown on a separate Landscape Plan sheet and shall include a Planting Detail and Planting Schedule.
- If an irrigation system is to be installed, it must include a rain sensor AND some form of water efficient technology, such as a smart controller, soil moisture sensors, and/or ET sensors. This must be specified on the plan sheet.